

RESOLUTION OF FINDINGS AND CONCLUSIONS.

ZONING BOARD OF ADJUSTMENT

NEPTUNE CITY, N.J.

WHEREAS, DR. HERBERT AXELROD and EVELYN AXELROD have applied to the Board of Adjustment of the Borough of Neptune City for permission to convert an existing structure into an office, distribution and wholesale sales facility, which premises are located and known as Lot 17 in Block 75 on the Tax Map of the Borough of Neptune City, and which premises are in a Commercial Zone; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant and of the adjoining property owners and general public, has made the following factual findings:

1. The applicant owns the premises in question which consists of 6.367 acres.
2. Located on such premises are two buildings, one measuring approximately 60,700 sq. ft. and the other slightly in excess of 30,000 sq. ft.
3. The applicant wishes to utilize the larger building for its principal place of business.
4. The applicant presently has four locations in the general area of Neptune City for the conduct of its business.
5. The applicant wishes to centralize its business so that its office, distribution and wholesale operations are centralized at the premises in question and its printing operations continue at W. Sylvania Avenue.
6. The premises were previously occupied by the Two Guys Department Store.
7. Such prior use was an intense commercial use of the land involving a great number of customers and employees.

8. The previous use involved a tremendous amount of motor vehicle traffic to and from the site.
9. The larger structure has been vacant for a number of years. Such vacancy has resulted in a deterioration of the building which has impacted negatively upon the building, the shopping center as a whole and adjoining properties.
10. The applicant will have approximately 50 employees at the maximum at the subject location, some of whom will work staggered shifts. The hours of operation will commence at approximately 7:00 to 8:00 a.m. and conclude at approximately 6:00 p.m.

11. The applicant advises that there will be an average of two deliveries a day to the subject premises. Such deliveries will involve 25' panel trucks in the normal course. Deliveries will be made to the westerly section of the building. The building previously accepted deliveries on the northerly side of the premises, which deliveries involved large trucks. Said northerly side of the building is in close proximity to the adjoining residences.

WHEREAS, the Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of Neptune City, for the following reasons:

1. The applicant will restore premises now vacant which have deteriorated.
2. The use planned by the applicant as above described will not interfere with adjacent properties nor property owners.
3. The applicant will fence the area separating its property from adjacent residential properties and will install landscaping and a buffer in such area.
4. The applicant's use of the subject premises will not involve much traffic, deliveries, or conflict with adjoining properties.

5. The applicant plans to utilize existing premises. The applicant's intended use in the subject premises is consistent with the purposes of the Municipal Land Use Law (N.J.S.A. 40:55D-2) in that the granting of the variance will provide an appropriate location for a commercial use, bearing in mind the environmental requirements of such use and adjoining properties. Moreover the applicant's intended use involves cosmetic changes to the exterior of the building and the planting of bushes and trees by way of landscaping will serve to promote a desirable visual environment. Further the applicant, by utilizing existing premises and structures, will promote the conservation of valuable natural resources and avoid degradation of the environment. In addition utilization of the existing premises will reduce the cost of development and provide for an efficient use of the land within the Borough.

The applicant has established reasons as above and has offered proofs that the granting of the variance will not cause substantial detrimental impact upon the Zone Plan and zone scheme of the Borough of Neptune City nor will the granting of the variance have a detrimental impact upon the public good and welfare,

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Neptune City on this 26th day of February, 1985, that approval of the application of DR. HERBERT AXELROD and EVELYN AXELROD be granted,

AND BE IT FURTHER RESOLVED that the Zoning Board of Adjustment waives the requirement of site plan review based upon the previous record of the applicants and T.F.H. Publications regarding use of property within the Borough and adjoining communities. Such waiver is made with the understanding that the applicant will plant such landscaping and buffers as described in the testimony given and will remove the existing "2 Guys" sign and improve the facade and exterior of the building via cosmetic changes

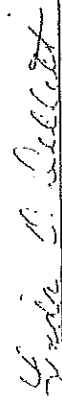
Moved: Joseph Marsh

Second: Vito Tango

All in Favor: Marsh, Tango, Hempsted, Clay, Eberly

Opposed: None.

2/26/85


LINDA O. DELLETT, Secretary